

ORDINANCE NO. 20080214-078

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6801 EAST RIVERSIDE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-NP) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district and community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district to general office-mixed use-conditional overlay-neighborhood plan (GO-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0147, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.6855 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6801 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

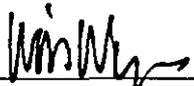
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with

all existing or previously authorized development and uses, generate traffic that exceeds 2000 trips per day.

PART 4. The Property is subject to Ordinance No. 010927-28 that established the Montopolis neighborhood plan combining district.

PART 5. This ordinance takes effect on February 25, 2008.

PASSED AND APPROVED

February 14, 2008 §
 §
 § 
 Will Wynn
 Mayor

APPROVED:  **ATTEST:** 
 David Allan Smith Shirley A. Gentry
 City Attorney City Clerk

EXHIBIT "A"

DESCRIPTION OF A TRACT OF LAND CONTAINING 4.6855 ACRES (204,098 SQUARE FEET) SITUATED IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO SWIFT RIVER LAND COMPANY, (UNDIVIDED 1/3 INTEREST), IN VOLUME 12038, PAGE 1726 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00004659217):

BEGINNING at a 1/2-inch iron rod found in the south right of way line of Riverside Drive (R.o.w. Varies), and being the northeast corner of the 0.21 Acre Garcia tract described in Volume 12991, Page 2145, (R.P.R.T.C.T.), and being the northwest corner of said Swift River tract for the northwest corner and **POINT OF BEGINNING** hereof, from which a 1-inch iron pipe found at the intersection of the east right of way line of Thrasher Lane (R.o.w. Varies), and the south right of way line of said Riverside Drive bears, N64°22'09"W, at a distance of 74.48 feet passing a 1/2-inch iron rod found at the northwest corner of said Garcia tract, for a total distance of 213.13 feet;

THENCE, with the south right of way line of said Riverside Drive, and the north line of said Swift River tract, S64°22'09"E, a distance of 274.10 feet to a concrete monument found for the northeast corner hereof, said point is also the northeast corner of said Swift River tract, and the northwest corner of the Villegas tract recorded in Document #1999045336 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), from which a 1/2-inch iron rod found at the northeast corner of said Villegas tract and being a point in the south right of way line of said Riverside Drive bears, S64°22'09"E, a distance of 64.79 feet;

THENCE, with the east line of said Swift River tract, and in part with the west line of said Villegas tract, and in part with the west line of the Contretas tract (No deed of record found), and in part with the west line of the Boyd tract described in

Volume 11027, Page 277 (R.P.R.T.C.T.), and in part with the west line of Lot 2 of Snedeker Subdivision recorded in Volume 50, Page 10, Plat Records of Travis County, Texas (P.R.T.C.T.), S33°43'31"W, a distance of 283.81 feet to a 1/2-inch iron rod found for an angle point hereof, said point is also an angle point in the east line of said Swift River tract, and being the southwest corner of said Lot 2 and the northwest corner of Lot 1, both of said Snedeker Subdivision;

THENCE, continuing with the east line of said Swift River tract, and in part with the west line of said Lot 1, and in part with the west line of the Cortez tract described in Document #2004216034 (O.P.R.T.C.T.), and in part with the west line of Lot 1 of Jesse Torres Subdivision recorded in Volume 56, Page 27, (P.R.T.C.T.), and in part with the west line of the Vasquez and Villianueva tract recorded in Document #2002014110 (O.P.R.T.C.T.), S34°26'26"W, a distance of 345.73 feet to a 1/2-inch iron rod found for the southeast corner hereof, said point is also the southeast corner of said Swift River tract, and being a point in the west line of said Vasquez and Villianueva tract, and being the northeast corner of the Velasquez tract described in Document #2003117769 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found at the southwest corner of Lot 1 of said Jesse Torres Subdivision bears, N34°26'26"E, a distance of 36.17 feet;

THENCE, with the south line of said Swift River tract, and the north line of said Velasquez tract, N64°01'35"W, a distance of 336.42 feet to a 1/2-inch iron rod with "Doucet" cap set for the southwest corner hereof, said point is also the southwest corner of said Swift River tract, and being the southeast corner of Lot A of Bob Vasquez Subdivision recorded in Volume 55, Page 40, (P.R.T.C.T.), from which a 1/2-inch iron rod found at the northeast corner of said Velasquez tract bears, N64°01'35"W, a distance of 153.10 feet;

THENCE, with a west line of said Swift River tract, and in part with the east line of said Lot A, and in part with east line of the Rodriguez tract described in Document #1999006132, (O.P.R.T.C.T.), and in part with the east line of the Figueroa tract (No deed of record found), and in part with the east line of the Saldana tract described in Volume 9167, Page 655, (R.P.R.T.C.T.), and in part with the east line of the Clark tract described in Document #2002213087 (O.P.R.T.C.T.), and in part with the east line of Parcel 1 and 2 of the Garcia tracts described in Volume 13252, Page 1969 (R.P.R.T.C.T.), and in part with the east line of the 0.4127 acre Garcia tract described in Volume 13208, Page 1541, (R.P.R.T.C.T.), N33°02'39"E, a distance of 497.78 feet to a bolt found for an exterior ell corner hereof, said point is also an exterior ell corner of said Swift River tract, and being the southwest corner of said 0.21 Acre Garcia tract, and being a point in the east line of said 0.4127 Acre Garcia tract, from which a 1-inch iron pipe found at the northeast corner of said Garcia Parcel 2 and being the southeast corner of said 0.4127 Acre Garcia tract bears, S33°02'39"W, a distance of 2.78 feet;

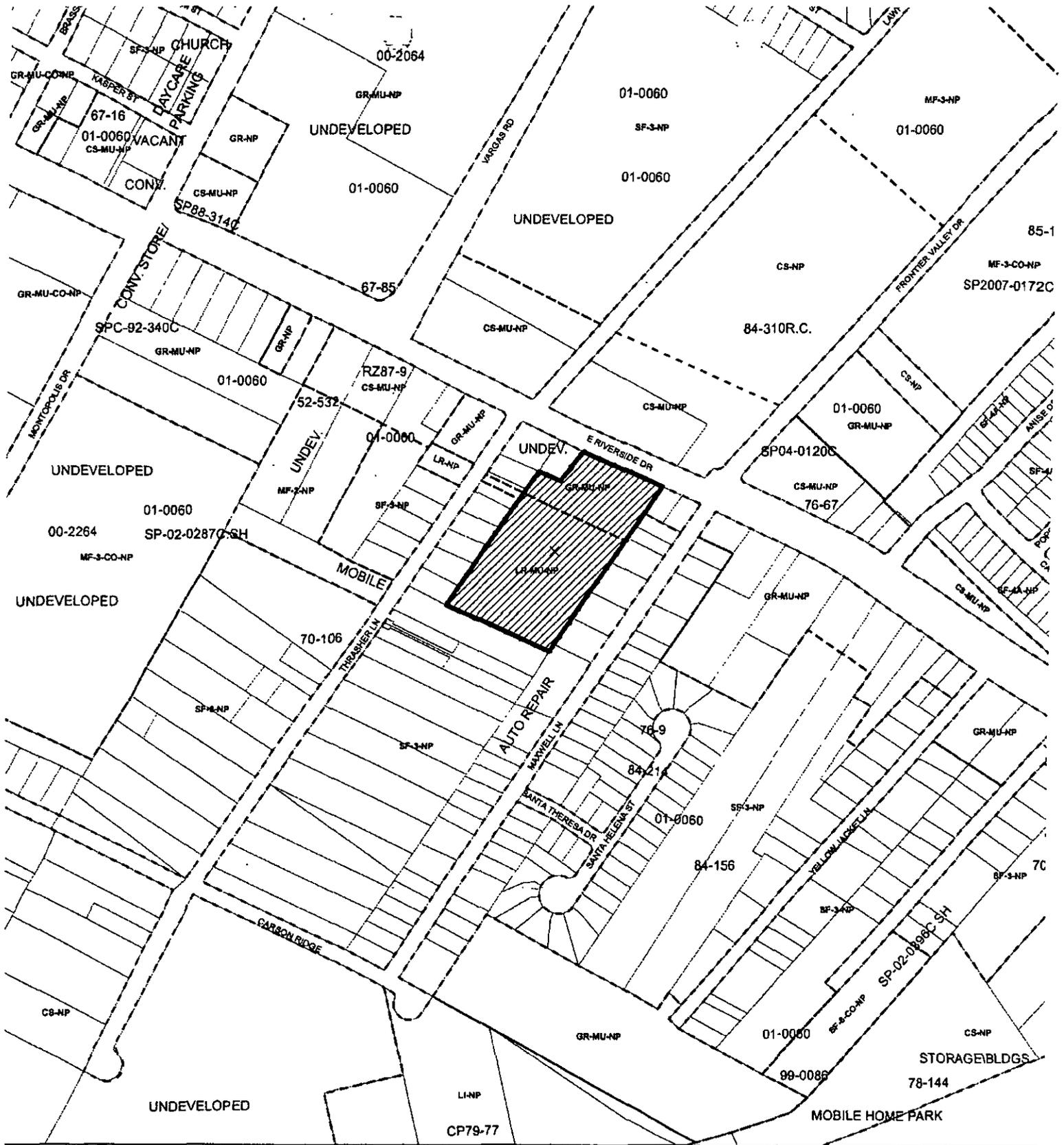
THENCE, with a north line of said Swift River tract, and with the south line of said 0.21 Acre Garcia tract, S64°15'25"E, a distance of 75.10 feet to a 1/2-inch iron rod found for an interior ell corner hereof, said point is also an interior ell corner of said Swift River tract, and being the southeast corner of said 0.21 Acre Garcia tract;

THENCE, with a west line of said Swift River tract, and the east line of said 0.21 Acre Garcia tract, N32°45'40"E, a distance of 128.07 feet to the **POINT OF BEGINNING** and containing 4.6855 Acres (204,098 sq. ft.) of land, more or less.


Jason Ward, R.P.L.S.
Texas Registration No. 5811
Doucet & Associates Inc.,
7401 B Hwy. 71 West
Suite 160
Austin, Texas 78735

7-10-07
Date





ZONING EXHIBIT B

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0147
 ADDRESS: 6801 E RIVERSIDE DR
 SUBJECT AREA: 4.69 ACRES
 GRID: L18
 MANAGER: R. HEIL



1" = 400' OPERATOR: SM

This map has been produced by G.I.S Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.